

BOARD OF APPEAL REFERRALS

September 30, 1982

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Gainsborough Street, Boston
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1326 Columbia Road, South Boston

MEMORANDUM

September 30, 1982

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 10/19/82

Z-5800
FPC Properties, Inc.
25 Northern Avenue, Boston
at Sleeper Street

Parking lot

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing <u>M-4</u>

Purpose: use premises for parking of 707 cars for fee - temporary - one year.

Violation(s):

Parking lot is conditional use in restricted parking district.

Current permit expires December 31, 1982. Staff is amenable to one-year extension pending outcome of litigation re ownership of property.
Recommend approval with proviso.

VOTED: In reference to petition Z-5800, FPC Properties, Inc., 25 Northern Avenue, Boston, for a conditional use for use of premises for temporary (one year) parking of 707 cars for fee in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends approval with the following proviso: that conditional use terminate December 31, 1983. Litigation is pending re ownership of property.

Z-5800
25 NORTHERN AVE
(B.P.)



Board of Appeal Referrals 9/30/82

Hearing: 10/19/82

Z-5810

James J. Jenkins

43 Milford Street, Boston

near Tremont Street

Four-story structure

District(s): apartment H-3 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: change occupancy from two- to four-family dwelling.

Violation(s):

Dwelling converted for more families which does not meet open space requirements is forbidden use.

Open space is insufficient.

Conversion of owner-occupied dwelling is consistent with existing residential character of the neighborhood. Recommend approval with proviso.

VOTED: In reference to petition Z-5810, James J. Jenkins, 43 Milford Street, Boston, for a forbidden use for change of occupancy from two-family to four-family dwelling in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans for any exterior changes be submitted to the Authority for design review. Conversion of owner-occupied dwelling is consistent with existing residential character of the neighborhood.



43 MILFORD ST
(B.P.)

Z-5810

BERKELEY

STREET

HERALD

NEW YORK

AVE

STREET

BROAD

MOLLEN

STREET

STREET

STREET

STREET

STREET

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STREET

LESTER

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Board of Appeal Referrals 9/30/82

Hearing: 10/19/82

Z-5811
Trustees of Boston University
949 Commonwealth Avenue, Allston
at Gaffney Street

One-story structure

District(s): apartment _____ general business B-2 _____ industrial I-2 _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: use miscellaneous hall for academic drama rehearsal hall.

Violation(s):

Degree granting university is conditional use.

Change is from one academic function to another. Proposal is consistent
with City-B.U. Cooperation Agreement. Recommend approval with proviso.

VOTED: In reference to petition Z-5811, Trustees of Boston University, 949 Commonwealth Avenue, Allston, for a conditional use for use of miscellaneous hall for academic drama rehearsal hall in general business (B-2) and industrial (I-2) districts, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.



949 COMMONWEALTH AVE.
(ALLSTON)

CITY OF BOSTON
2-5811
TOLSON
BROOKLINE

AVENUE

GAFFNEY STREET

BABCOCK STREET

ALCORN STREET

MALVERN STREET

STREET

STREET

STREET

STREET

STREET

BOSTON UNIVERSITY FIELD

GRANDSTAND

MASSACHUSETTS

Board of Appeal Referrals 9/30/82

Hearing: 10/26/82

Z-5821

Exxon Company, U.S.A.
1789 Centre Street, West Roxbury
at Willow Street

Gas service station

District(s): apartment _____ general business B-1 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: remodel interior and exterior of facility.

Violation(s):

Extension of conditional use.

Dumpster is conditional use.

Appellant proposes to remodel exterior facade and interior of building, remove existing and install two pump islands, increase gasoline storage to 20,000 gallons, 10,000 gallons of diesel fuel, enclose dumpster area, resurface yard, add "Full" and "Self" and "Exxon" signs.

Site has accommodated a gas station since 1923. Development is part of petitioner's national program to improve older facilities. No opposition from abutters contacted. Recommend approval with proviso.

VOTED: In reference to petition Z-5821, Exxon Company, U.S.A., 1789 Centre Street, West Roxbury, for two conditional uses to remodel existing gas service station facility in a general business (B-1) district, the Boston Redevelopment Authority recommends approval provided facility complies with Board of Appeal guidelines for gas service station.

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Board of Appeal Referrals 9/30/82

Hearing: 10/26/82

Z-5832
Getty Oil Company
331 Bennington Street, East Boston
at Bremen Street

District(s): apartment_____ general business B-1_____ industrial_____

residential_____

local business_____

waterfront_____

single family_____

manufacturing_____

Purpose: remodel gas service station for self service; erect office-storage structure; increase gasoline storage from 14,000 to 30,000 gallons.

Violation(s):

Change of conditional use.

Obsolete facility will be substantially renovated. In addition to above, fire suppression system and replacement gasoline storage tanks will be installed. Recommend approval with provisos.

VOTED: In reference to petition Z-5832, Getty Oil Company, 331 Bennington Street, East Boston, for a conditional use to remodel gas service station for self service, erect office-storage structure, and increase gasoline storage from 14,000 to 30,000 gallons in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that facility comply with Board of Appeal guidelines for gas service stations; that plans, including landscaping, be submitted for design review.



331 BENNINGTON ST
(E.B.)

Z-5832

Board of Appeal Referrals 9/30/82

Hearing: 10/5/82

Z-5833

John F. Varga

50 Chilton Road, West Roxbury
near Maple Street

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.5</u>		manufacturing_____

Purpose: erect one-story addition to one-family dwelling.

Violation(s):

Front yard is insufficient.

Addition will provide chair lift access to home for handicapped person.
Violation is minimal. No apparent opposition. Recommend approval.

VOTED: In reference to petition Z-5833, John F. Varga,
50 Chilton Road, West Roxbury, for a variance
to erect a one-story addition to a one-family
dwelling in a single family (S-.5) district,
the Boston Redevelopment Authority recommends
approval. Addition will provide chair lift
access to home for handicapped person.
Violation is minimal.



Z-5833
50 CHILTON RD.
(W.R.)

Board of Appeal Referrals 9/30/82

Hearing: 10/26/82

Z-5834
Roelf Iest
662-662a Tremont Street, Boston
at Pembroke Street

Four-story structure

District(s): apartment H-2 general business industrial
residential local business waterfront
single family manufacturing

Purpose: erect two additions to five-unit apartment structure.

Violation(s):

Floor area ratio is excessive.

Front yard is insufficient.

Basement solarium and kitchen will be added to owner's apartment.
No adverse impact. Abutter has no objections. Recommend approval
with proviso.

VOTED: In reference to petition Z-5834, Roelf Iest,
662-662a Tremont Street, Boston, for two
variances to erect two additions to a five-
unit apartment structure in an apartment
(H-2) district, the Boston Redevelopment
Authority recommends approval provided
plans are submitted to the Authority for
design review.



Z-5834
BLACKSTONE SQUARE
662-662A TREMONT ST.
(B.P.)

Board of Appeal Referrals 9/30/82

Hearing: 10/26/82

Z-5835-5836
Robert L. and Joan T. Long
51-53 Brentwood Street, Allston
at Athol Street

2½-story duplex structure

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.8</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: subdivide.

Violation(s):

Lot area, lot width, lot frontage, and side yard are
insufficient.

Subdivision will create separate one-family dwellings. No adverse
impact. Violations technical. Recommend approval.

VOTED: In reference to petitions Z-5835-5836, Robert L.
and Joan T. Long, 51-53 Brentwood Street,
Allston, for eight variances to subdivide in a
residential (R-.8) district, the Boston
Redevelopment Authority recommends approval.
Subdivision of duplex structure will have no
adverse impact. Violations technical.



Board of Appeal Referrals 9/30/82

Hearing: 10/5/82

Z-5838-5839
Trustees of Boston University
790 Harrison Avenue and 80 East Concord
Street, Boston

District(s): apartment H-3 general business industrial
residential local business waterfront
single family manufacturing

Purpose: erect pedestrian bridge; erect three-story addition to medical research facility.

Violation(s):

Extension of pre-existing conditional use.

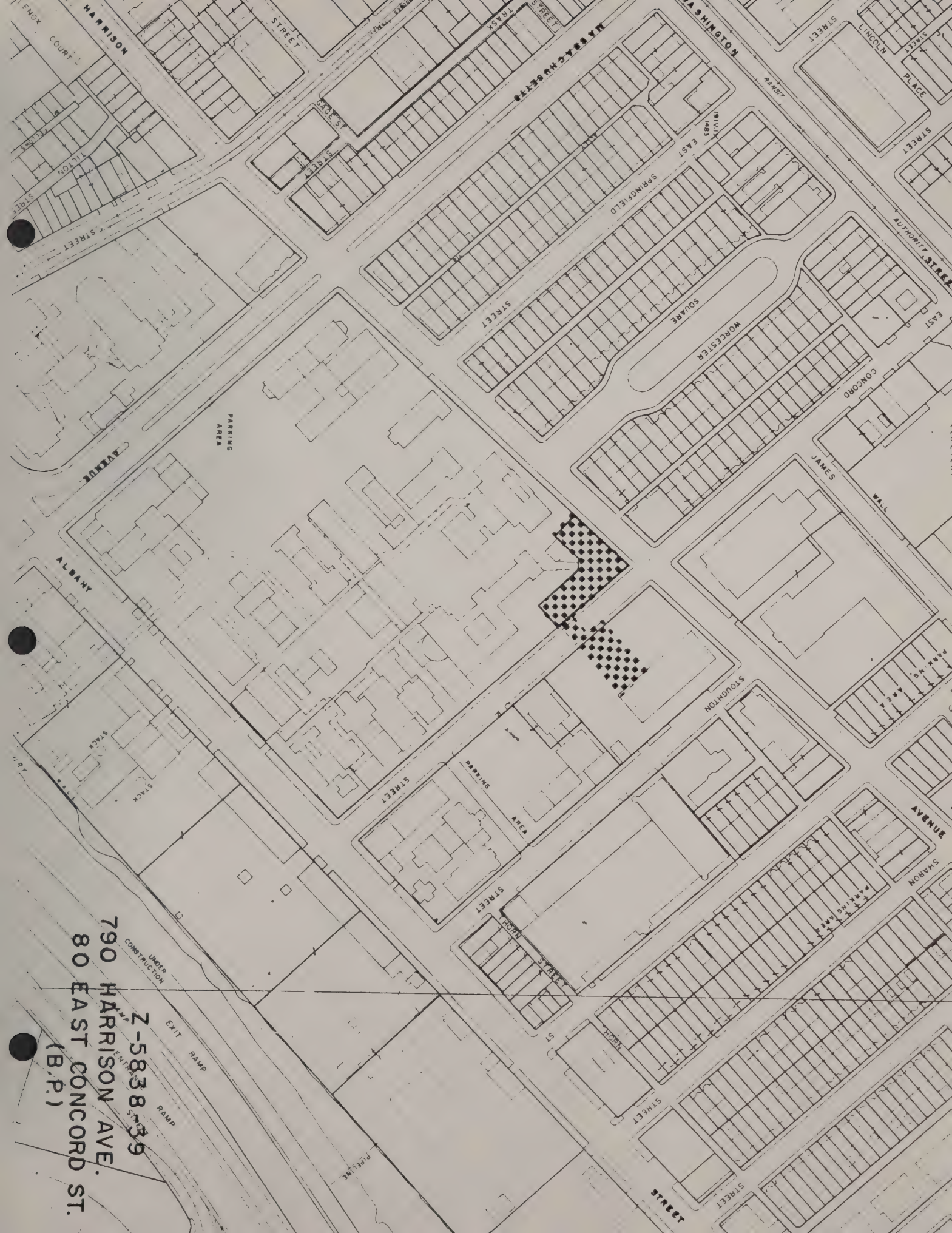
Floor area ratio is excessive.

Rear yard and rear setback of parapet are insufficient.

Bridge will connect B.U. Medical Center Humphrey Research Building (former City Hospital OPD) and B.U. Medical School as well as complete a continuous corridor between the Medical School and City Hospital.

Addition will relieve overcrowded dining conditions at Medical School and centralize research offices. Proposal is consistent with B.U. Medical Center Plan. Recommend approval with proviso.

VOTED: In reference to petitions Z-5838-5839, Trustees of Boston University, 790 Harrison Avenue and 80 East Concord Street, Boston, for two conditional uses and four variances to erect a pedestrian bridge and a three-story addition to medical research facility in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval provided plans, including proposed exterior materials selected for addition and bridge, are submitted to the Authority for design review.



Z-5838-39
790 HARRISON AVE.
80 EAST CONCORD ST.
(B.P.)

Board of Appeal Referrals 9/30/82

Hearing: 10/26/82

Z-5840
William and Dorothy Charbonnier
58 Pearl Street, Charlestown
near Bunker Hill Street

Three-story structure

District(s): apartment H-1 general business industrial
 residential local business waterfront
 single family manufacturing

Purpose: legalize occupancy - three-family dwelling.

Violation(s):

Dwelling converted for more families which does not meet requirements of lot area and open space is forbidden use.

Lot area and open space are insufficient.

Occupancy compatible with two- and three-family residential area.
Recommend approval.

VOTED: In reference to petition Z-5840, William and Dorothy Charbonnier, 58 Pearl Street, Charlestown, for a forbidden use and two variances to legalize occupancy for three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Occupancy compatible with two- and three-family residential area.



2-5840
58 PEARL STREET
(CHSN.)
LITTLE W.

Board of Appeal Referrals 9/30/82

Hearing: 10/19/82

Z-5842

Joanne Morris

787 East Broadway, South Boston
at M Street

Three-story structure

District(s): apartment H-1-50 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: legalize occupancy - three-family dwelling.

Violation(s):

Dwelling converted for more families which does not meet
requirements of lot area is forbidden use.

Lot area is insufficient.

Three-family dwelling is owner-occupied and consistent with general
residential character of neighborhood. Recommend approval.

VOTED: In reference to petition Z-5842, Joanne Morris,
787 East Broadway, South Boston, for a forbidden
use and variance to legalize occupancy for three-
family dwelling in an apartment (H-1-50) district,
the Boston Redevelopment Authority recommends
approval. Three-family dwelling is owner-occupied
and consistent with general residential character
of neighborhood.

Board of Appeal Referrals 9/30/82

Hearing: 10/5/82

Z-5843-5858
New Gainsborough Street Trust
75-77-79-81-83-85-87-89-91-93-95-97-99-101-103-105
Gainsborough Street, Boston
near St. Stephen Street

Sixteen four-story structures

District(s): apartment H-3 general business industrial
residential local business waterfront
single family manufacturing

Purpose: combine 16 buildings into four apartment buildings and change occupancy from: 31 to 36 - 27 to 36 - 25 to 36 - 26 to 36 apartments.

Violation(s):

Dwelling converted for more families which does not meet open space and off-street parking requirements and increases floor area ratio is forbidden use.

Floor area ratio is excessive.

Open space and off-street parking are insufficient.

Renovation and conversion to owner-occupied housing will significantly improve Gainsborough Street from both physical and security perspectives. Adequate elderly-resident relocation program has been developed. Off-street parking is provided. FENpac, Fenway CDC, and Symphony Area Renaissance, Inc., community groups have reviewed plans and have no objections. Recommend approval with proviso.

VOTED: In reference to petitions Z-5843-5858, New Gainsborough Street Trust, 75-105 Gainsborough Street, Boston, for sixteen forbidden uses and forty-eight variances to combine buildings and change occupancy from 31 to 36, 27-to 36, 25 to 36, and 26 to 36 apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.



Z-5843-58

75-105 GAINSBOROUGH ST.

(B.P.)

WILLIAM F. CARTER

Board of Appeal Referrals 9/30/82

Hearing: 10/5/82

Z-5866

John Philopoulos Associates
196-210 Stuart Street, Boston
at Carver Street

Nine-story structure

District(s):	apartment_____	general business B-8-U_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from motel, theatre, restaurant, retail stores, and garage to motel, theatre, restaurant, retail stores, garage, and storage of rental motor vehicles.

Violation(s):

Motor vehicle rental agency is conditional use.

Avis, Inc., which moved to make way for the Four Seasons Hotel and has been temporarily operating from the Motormart Garage pending final relocation, has obtained a lease commitment in the "57" garage.

Authority experience and research have shown that rental cars offer a multiple resource to the area being served: for hotel guests, businessmen, and residents; and that the need for car ownership in a locality like this is reduced where rental cars are available. Recommend approval with proviso.

VOTED: In reference to petition Z-5866, John Philopoulos Associates, 196-210 Stuart Street, Boston, for a conditional use for change of occupancy from motel, theatre, restaurant, retail stores, and garage to motel, theatre, restaurant, retail stores, garage, and storage of rental motor vehicles in a general business urban renewal area (B-8-U) subdistrict, the Boston Redevelopment Authority recommends approval with the following proviso: that no more than 30 cars be stored from Monday 6 P.M. to Thursday 6 P.M.; no more than 65 cars from Thursday 6 P.M. to Monday 6 P.M.; no more than 100 cars on the six major holiday week ends. Authority experience and research have shown that rental cars offer a multiple resource to the area being served: for hotel guests, businessmen, and residents; and that the need for car ownership in a locality like this is reduced where rental cars are available.



COMMON

BOSTON

CENTRAL
BURIAL
GROUND

ENTRANCE

GARDEN

PUBLIC

POND

SQUARE

PARK

ELIOT

STREET

HADASSAH WAY

AVENUE

CHURCH

COLUMBUS

ST.

STUART

PIEDMONT

STREET

ARLINGTON

CHURCH

BOYLSTON

AVENUE

JAMES

PARKING AREA

PARKING AREA

Z-5866

196-210 STUART ST.

(B.P.)

Board of Appeal Referrals 9/30/82

Hearing: 10/19/82

Z-5870
Anthony Cassis
1326 Columbia Road, South Boston
at Covington Street

Three-story structure

District(s): apartment H-1-50 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from four-family dwelling to four-family dwelling
and retail boutique.

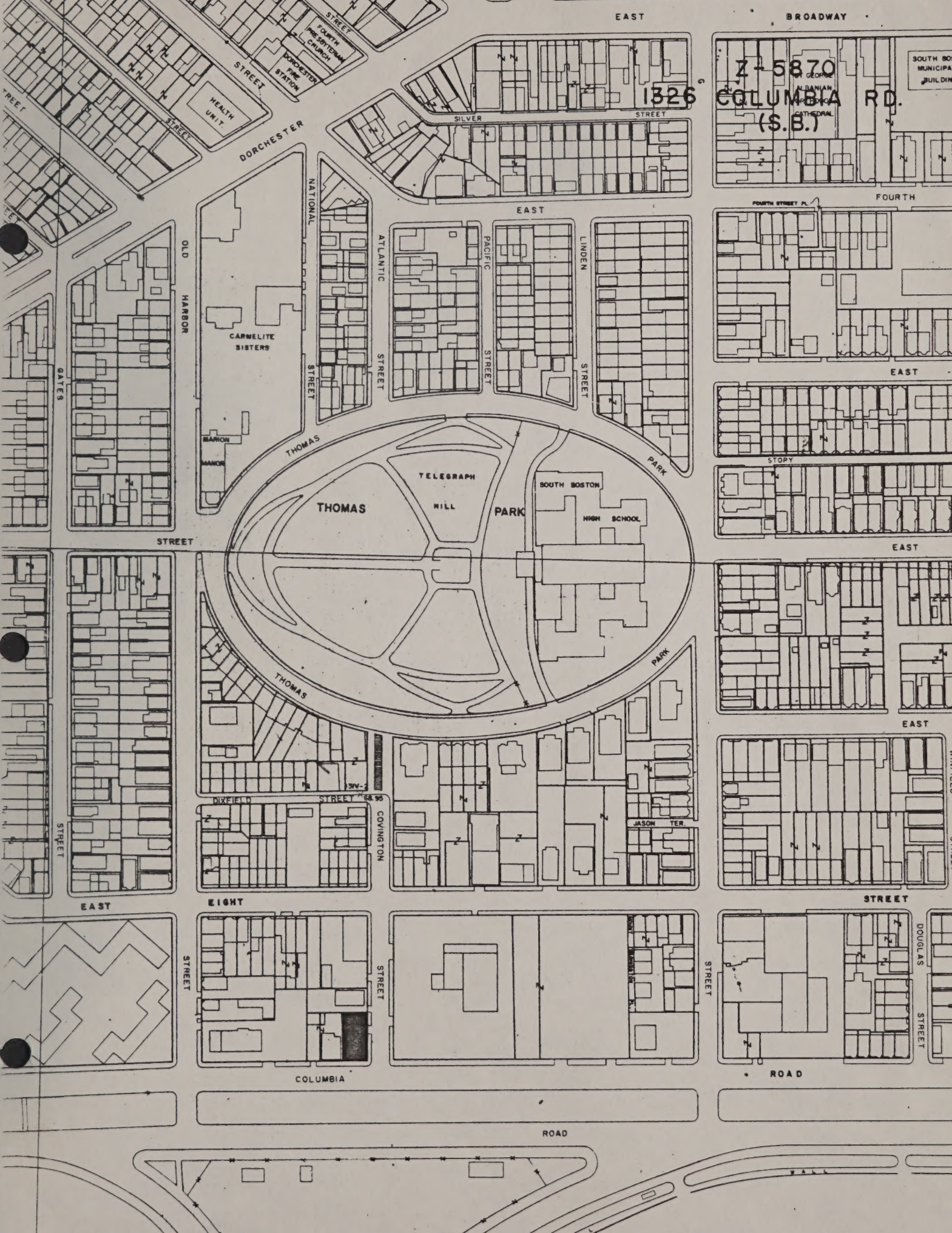
Violation(s):

Retail store is forbidden use.

Floor area ratio is excessive.

Ladies' retail boutique would be located in basement room. Commercial use
is incompatible with and unwanted in this waterfront residential neighbor-
hood. Abutters, residents, and South Boston Residents Group are opposed.
Recommend denial.

VOTED: In reference to petition Z-5870, Anthony Cassis,
1326 Columbia Road, South Boston, for a forbidden
use and a variance for change of occupancy from
four-family dwelling to four-family dwelling and
retail boutique in an apartment (H-1-50) district,
the Boston Redevelopment Authority recommends
denial. Commercial use is incompatible with and
unwanted in this waterfront residential neighbor-
hood. Abutters, residents, and South Boston
Residents Group are opposed.



EAST

BROADWAY

Z-5870

1326 COLUMBIA RD.

(S.B.)

SOUTH BOSTON MUNICIPAL BUILDING

DORCHESTER

SILVER

STREET

EAST

FOURTH STREET PL.

FOURTH

EAST

STORY

EAST

EAST

STREET

DOUGLAS

STREET

ROAD

ROAD

WALL

NATIONAL

ATLANTIC

PACIFIC

LINDEN

OLD HARBOR

CARMELITE SISTERS

BARON

BARON

THOMAS

TELEGRAPH HILL

PARK

SOUTH BOSTON

HIGH SCHOOL

PARK

STREET

THOMAS

PARK

DIXFIELD

STREET

COVINGTON

JASON TER.

EAST

EIGHT

STREET

STREET

STREET

COLUMBIA

